



City of Carmel

CARMEL PLAN COMMISSION AGENDA

March 15, 2005

7:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**
- G. Reports, Announcements, & Department Concerns**
- H. Public Hearings:**

1h. Docket No. 05010043 DP/ADLS: Shoppes at Providence

The petitioner proposes two new 3-story commercial/residential buildings and related parking, signage, and landscaping. The site is located at 12700 Old Meridian Street and is zoned OM/V - Old Meridian/Village Zone.

Filed by Dave Leazenby for Providence Commercial Properties, LLC.

2h. Docket No. 05010042 DP/ADLS: Specialty Risk International

The petitioner proposes a new office building and related parking, signage, and landscaping. The site is located immediately west of 501 Congressional Blvd and is zoned B6/Business.

Filed by Elizabeth Hobbs of Krieg DeVault for Specialty Risk International.

3h. Docket No. 05010045 DP: Traditions on the Monon

The petitioner proposes 135 townhomes and related parking, signage, and landscaping. The site is located at the northwest corner of 136th Street and Range Line Road and is zoned PUD.

Filed by Sean Sullivan for Centex Homes.

4h. Docket No. 05010036 PP: Bentley Subdivision - Primary Plat

The applicant seeks to plat a residential subdivision of 1 lot on 1 acre. The site is located at 11550 Towne Road and is zoned S1/Residential.
Filed by Stanley Bentley.

5h. Docket Nos. 05010022 OA & 05010023 Z: Amendment, 116th Street Overlay

The applicant seeks to create *Chapter 23G: 116th Street Overlay* of the Carmel/Clay Zoning Ordinance. The applicant also seeks to rezone multiple parcels from S-1/Residence and S-2/Residence District Classifications to the S-1/Residence- 116th Street Overlay, and S-2/Residence- 116th Street Overlay District Classifications.
Filed by the Carmel Department of Community Services.

6h. Docket No. 05020023 OA: Amendment, C-1 and C-2 Zoning Districts

The applicant seeks to Amend Chapters 20E: *C-1 City Center* and 20F: *C-2 Old Town*, in order to modify the development standards.
Filed by the Carmel Department of Community Services.

I. Old Business:

1i. Docket No. 04120019 DP Amend/ADLS:

West Carmel Center Block C - Medford Place

The petitioner proposes a new commercial structure, parking, and signage. The site is located at the southeast corner of 106th Street and Michigan Road. The site is zoned B3/Business and is within the US 421 Corridor Overlay.
Filed by Craig May for PR Block C, LLC.

2i. Docket No. 05010030 CA: 116th/Keystone Retail Shops

The petitioner proposes revised commitment amendment text. The site is located at the northeast corner of 116th St. and Keystone Ave. The site is zoned B-3 within the US 431 Overlay Zone.
Filed by Matt Skelton of Bingham McHale for Eclipse Real Estate.

3i. Proposed Amendments to Rules of Procedure

-Changes regarding meeting time and agenda order to be considered

J. New Business

1j. Docket No. 05030001 DP/ADLS Amend: Carmax Auto Superstore

The applicant seeks to modify five existing signs. The site is located at 9750 Gray Road and is zoned B3-Business.
Filed by E. Davis Coots for Carmax Auto Superstores.

K. Adjournment